

for sale

£425,000 Freehold



## Wendron Grove BIRMINGHAM B14 6LL

Situated in a popular residential area of B14, this well-presented 4 Bedroom home at Wendron offers comfortable living space ideal for first-time buyers, growing families, or investors alike. Conveniently located close to local amenities, schools, transport links.

- Energy Rating: Awaited
- Double Glazing
- Central Heating
- Lounge
- Kitchen/Diner

# Property Details

## Shared Drive

### Porch

Double Glazed Door

## Entrance Hall

Double Glazed Windows & Door

Radiators

Stairs

## Clockroom

Double Glazed Window

Toilet

Hand Basin

Tiled

## Lounge 10' 5" x 25' 9" (3.17m x 7.85m)

Double Glazed Window

Radiator

Wooden Floor

Feature Fire Surround

Double Doors to Kitchen/Diner

## Kitchen/Diner 15' 6" x 10' 10" (4.72m x 3.30m)

Double Glazed Window

Radiators x 2

Fitted Wall and Base Cabinets

Worktop

Belfast Sink with Mixer Tap

Skylights x 3

Wooden Floors

Open Plan

## Snug 10' 1" x 7' 9" (3.07m x 2.36m)

Double Glazed Windows & Doors

## First Floor Landing

Double Glazed Window

Stairs to Second Floor

## Bedroom One 13' 4" x 10' 6" (4.06m x 3.20m)

Double Glazed Window

Radiator

Fitted Wardrobes

## Bedroom Two 13' 11" x 9' 4" To Chimney (4.24m x 2.84m To Chimney)

Double Glazed Bay Window

Radiator

Fitted Wardrobes

Feature Fire Surround

## Bedroom Three 5' 10" x 6' 3" (1.78m x 1.91m)

Double Glazed Window

Radiator

## Shower Room

Double Glazed Window

Toilet

Wash Basin in Vanity Units

Shower Cubicle

Towel Radiator

Extractor Fan

Tiled

## Second Floor Landing

Storage Cupboard

## Master Bedroom 10' 7" x 13' 7" (3.23m x 4.14m)

Double Glazed Window

Radiator

Fitted Wardrobe

## Bathroom

Double Glazed Window

Radiator

Rolltop Bath with Shower

Basin with Vanity Unit

Toilet

Extractor Fan

Tiled

## Wooden Cabin Outside 7' 10" x 12' 10" (2.39m x



3.91m)  
Double Glazed Windows  
Light and power points

## Garden

Paved Patio  
Lawn  
Fencing to boundaries  
Gate to side



To view this property please contact Connells on

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93 High Street Kings Heath  
BIRMINGHAM B14 7BW

Property Ref: KTH310979 - 0001

Tenure:Freehold EPC Rating: Awaited

Total floor area 128.8 m<sup>2</sup> (1,387 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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